Key: 1187

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 971

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOLFE BEVERLY A & WILLIAM W 26 MEADOWBROOK DR E BRIDGEWATER, MA 02333	28-33-0	26 MEADOWBROOK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOLFE BEVERLY A & WILLIAM	02/12/2013	A	100	42668-296
WOLFE WILLIAM W & BEVERLY	08/27/1981	QS		5045-135
WOLFE WILLIAM W & BEVERLY	08/26/1981	QS		5045-135

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/17/2020	SD	0	0
		6	CYCL GROWTH		05/15/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	35,542	4	1.00	100	1.00	100	1.00	225,600	1.18	100	1.00	4	1.20			217,300
300	A	1.240	4	1.00	100	1.00	100	1.00	2,280	1.00	40	0.40	ELP	1.00			2,830

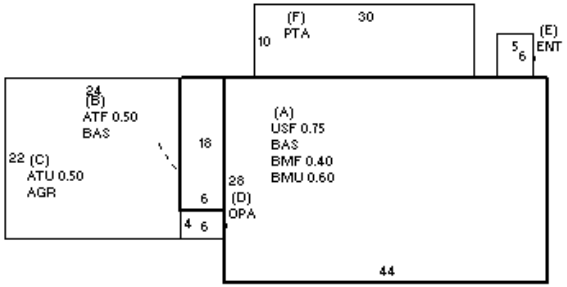
TOTAL	2.056 Acres	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 8/ T 12951 c/w 28/51 & 52 wet		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	220,100	183,800
BUILDING	358,600	313,700
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**581,200**	**499,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60		1996	200	20.44	2,500

PHOTO 06/25/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/17/2020	SD
LIST	6/17/2020	SD
REVIEW	3/25/2013	ER

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,318	DETAIL ADJ	1.030
$NLA(RCN)	$206	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,603
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	739		36.78	27,182
A	BMF	N	BSMT FINISH-SEP	493		51.73	25,502
A	USF	L	UPPER STORY FIN	924	1982	148.21	136,947
+	BAS	L	BASE AREA	1,340	1982	163.10	218,552
B	ATF	L	ATTIC FINISH	54	1982	105.52	5,698
C	AGR	N	ATT GARAGE	528		69.29	36,584
C	ATU	N	ATTIC UNF	264		30.30	7,999
D	OPA	N	OPEN PORCH	24		42.71	1,025
E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
F	PTA	N	PATIO	300		12.50	3,750
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	478,094
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	$358,600